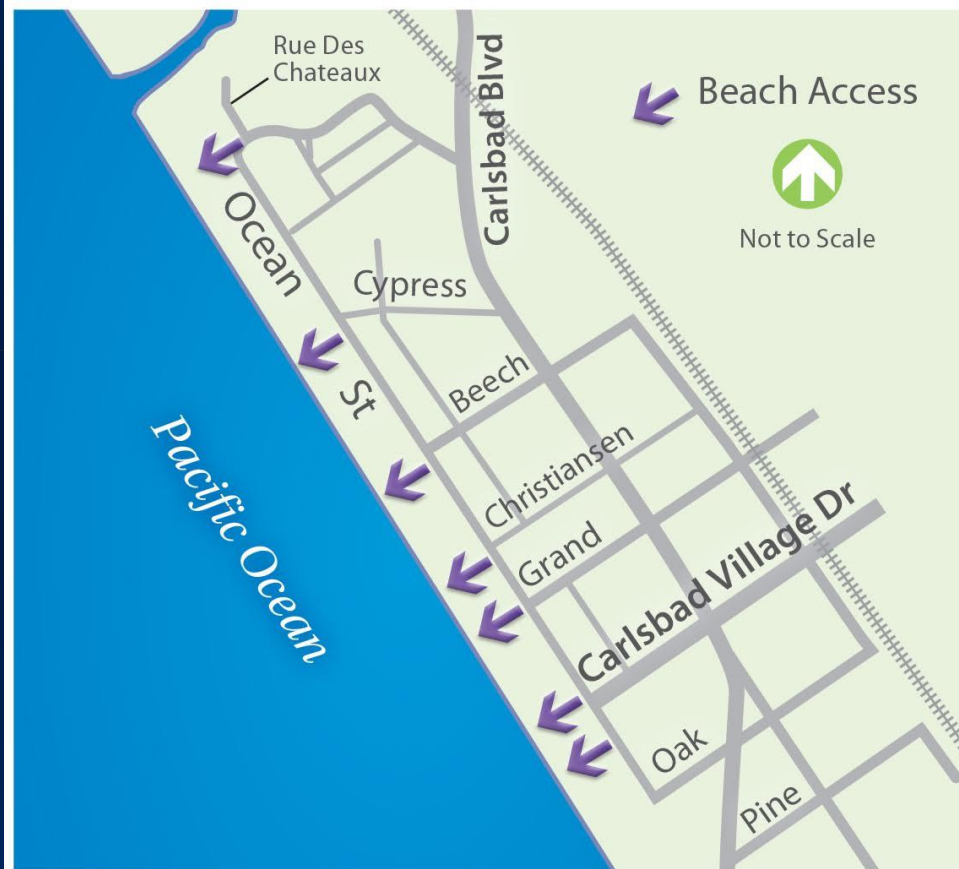


# *Ocean Street Beach Access Improvements*

*Parks & Recreation Commission Meeting*  
*July 18, 2016*

Kyle Lancaster, Parks Services Manager

# Project Area



## *Project Goals*

- Making the stairs, railings and landings more attractive, inviting and wider where possible
- Providing amenities like bike racks, benches and trash/recycling receptacles
- Adding lighting, crosswalks and other safety features

## *Project Goals*

- Making entrances easier to find
- Creating places to stop and enjoy the view
- Beautifying the entrances with drought tolerant landscaping and other design features
- Improving privacy, security and aesthetics for neighbor properties

## *Community Outreach*

- Held two community meetings
- Conducted two online community surveys
- Mailed outreach notifications to nearby properties
- Met with several property owners adjacent to accesses

## *Community Outreach*

- Sent several e:blast and media release project updates
- Presented project to Parks & Recreation Commission
- Presented project to Beach Preservation Committee
- Presented project to Traffic Safety Commission

# *Design Revisions*

- Replaced proposed mosaic entrance markers with wooden access signs
- Reduced number of mid-level outlooks
- Added decorative concrete between sets of stairs

# *Design Revisions*

- Increased the number of pedestrian ramps at street
- Removed proposed shade structures
- Added drinking fountains to three upper platforms





# *Revised Conceptual Designs*





**A** Oak Avenue  
Scale: 1" = 30'



**B** Carlsbad Village Drive  
Scale: 1" = 30'



**C** Grand Avenue  
Scale: 1" = 30'



**D** Christiansen Way  
Scale: 1" = 30'



**E** Beech Avenue  
Scale: 1" = 30'



**F** Cypress Avenue  
Scale: 1" = 30'

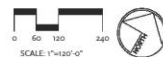


**G** Rue Des Chateaux  
Scale: 1" = 30'



# OCEAN STREET BEACH ACCESS IMPROVEMENTS Master Plan Carlsbad, California CDP 16-23

## Key Map



SCALE: 1"=1200'-0"  
SDG Project Number: 14-102  
Date: July 13, 2016



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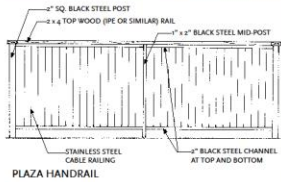




ACCESS SIGN CONCEPT



ACCESS SIGN MATERIALS EXAMPLE



PLAZA HANDRAIL EXAMPLE



BEACH ACCESS SIGN - WALL MOUNTED



VILLAGE BENCH



STAIR NOSING EXAMPLE



BEACH ACCESS SIGN - WALL MOUNTED



DRINKING FOUNTAIN



SKIM COAT WALL FINISH EXAMPLE



ACCENT BRICK PAVING EXAMPLE



EXISTING VILLAGE BIKE RACKS



WALL LIGHTING EXAMPLE



VILLAGE TRASH RECEPTACLE



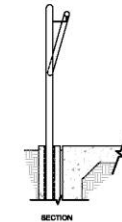
VILLAGE LIGHTING



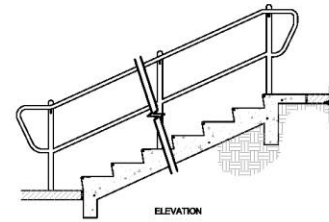
BOLLARD LIGHTING



LOW FOOT BOLLARD



PROPOSED STAIR RAILING



PROPOSED STAIR RAILING



**OCEAN STREET BEACH ACCESS IMPROVEMENTS**  
**Master Plan**  
 Carlsbad, California  
 CDP 16-23

Street View Simulation  
 Carlsbad Village Drive Access

SDG Project Number: 14-102  
 Date: July 13, 2016



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Street View Simulation  
 Beech Avenue Access

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COASTAL AGAVE  
*Agave shawii*



MANZANITA  
*Arcostaphylos x 'Howard McMinn'*



DWARF COYOTE BUSH  
*Baccharis p. 'Pigeon Point'*



WILD LILAC  
*Ceanothus maritimus*



SEA DAHLIA  
*Coreopsis maritima*



CHALK LIVEFOREVER  
*Dudleya pulverulenta*



SEASIDE DAISY  
*Erigeron g. 'Wayne Roderick'*



SANTA CRUZ ISLAND BUCKWHEAT  
*Eriogonum arborescens*



RED BUCKWHEAT  
*Eriogonum grande rubescens*



BEACH STRAWBERRY  
*Fragaria chiloensis*



ISLAND SNAPDRAGON  
*Galvezia speciosa*



COASTAL GUM PLANT  
*Grindelia stricta*



TOYON  
*Heteromeles arbutifolia*



ISLAND SHRUB MALLOW  
*Lavatera assurgentiflora*



LEMONADE BERRY  
*Rhus integrifolia*

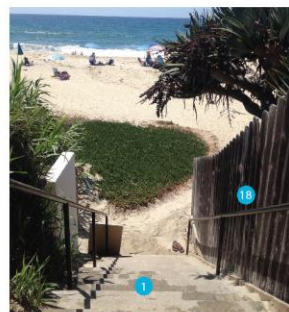


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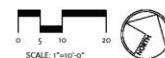
## KEY

- 1 REPLACE CONCRETE STAIRS & HANDRAILS
- 2 REPLACE EXISTING WOOD GATE
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 ADD VILLAGE STANDARD RECEPTACLE
- 5 PROPOSED BIKE RACKS
- 6 PROPOSED BEACH ACCESS SIGN
- 7 EXISTING PLANT MATERIAL TO REMAIN
- 8 EXISTING WOOD GATE TO REMAIN
- 9 EXISTING BACKFLOW PREVENTION DEVICE & WATER METER TO REMAIN
- 10 PROPOSED CONCRETE CURB
- 11 PROPOSED VILLAGE STANDARD BENCH
- 12 EXISTING TUBULAR STEEL FENCE TO REMAIN
- 13 10' WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 14 EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA
- 15 EXISTING WALL TO REMAIN
- 16 EXISTING LIGHT POLES TO REMAIN
- 17 REMOVE AND REPLACE ELECTRICAL PEDESTAL
- 18 REPLACE EXISTING WOOD FENCE WITH MASONRY WALL WITH SKIM COAT
- 19 REPLACE EXISTING STAIR WAY LIGHTING
- 20 PROPOSED ADA RAMP
- 21 ENHANCED CONCRETE LANDING
- 22 RECTANGULAR LITTER AND RECYCLING RECEPTACLE
- 23 STORMWATER TREATMENT SYSTEM



**OCEAN STREET BEACH ACCESS IMPROVEMENTS**  
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Oak Avenue



SDG Project Number: 14-102  
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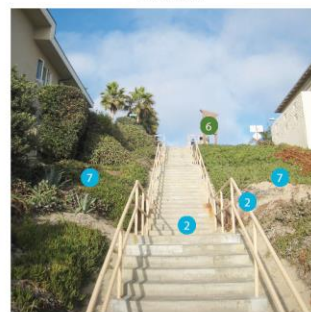
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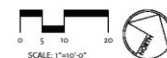


## KEY

- 1 STAIR WAY LIGHTING- STANDARD BOLLARD OR LOW FOOT BOLLARDS
- 2 REPLACE AND WIDEN CONCRETE STAIRS AND HANDRAILS TO 10'
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 5
- 5 RELOCATE EXISTING BIKE RACKS
- 6 PROPOSED BEACH ACCESS SIGN
- 7 REPLACE PLANT MATERIAL & IRRIGATION
- 8 MAN HOLE TO BE RAISED TO NEW FINISH SURFACE OF PLAZA
- 9 RELOCATED EXISTING TRAFFIC SIGN
- 10 PROPOSED CONCRETE CURB
- 11 PROPOSED 6' TALL MASONRY WALL WITH SKIM COAT
- 12 DECORATIVE RAILING - AT PLAZA & SEATING NODES
- 13 10' WIDE VEHICULAR CONCRETE PAVES CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 14 DELINEATION BETWEEN PRIVATE & PUBLIC- LOW WALL OR MOW CURB
- 15 EXISTING WALL TO REMAIN
- 16 PROPOSED VILLAGE STANDARD BENCH
- 17 SEATING NODE - TYPICAL OF 2
- 18 NEW STORM DRAIN INLET
- 19 PROPOSED ADA RAMP
- 20 EXISTING ADA RAMP
- 21 ENHANCED CONCRETE LANDING
- 22 PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL
- 23 STORM DRAIN BOX TO REMAIN
- 24 STORMWATER TREATMENT SYSTEM

OCEAN STREET BEACH ACCESS IMPROVEMENTS  
Master Plan  
Carlsbad, California  
CDP 16-23

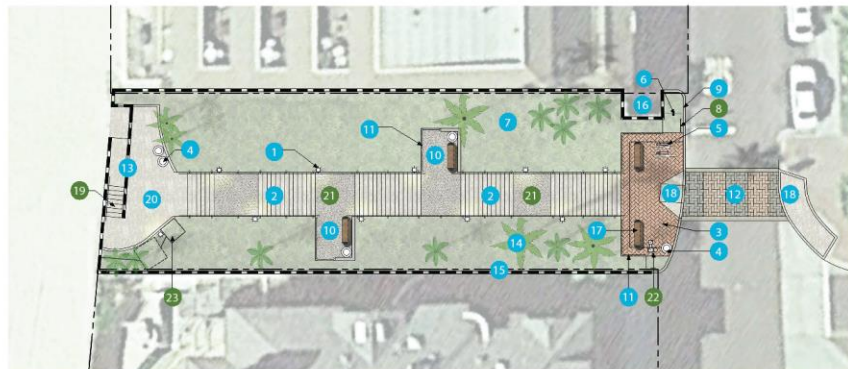
Carlsbad Village Drive



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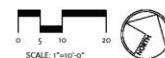
## KEY

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- 2 REPLACE AND WIDEN CONCRETE STAIRS AND HANDRAILS TO 10'.
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE - TYP. OF 5
- 5 RELOCATE EXISTING BIKE RACKS
- 6 EXISTING TRAFFIC SIGNAGE TO REMAIN
- 7 REPLACE PLANT MATERIAL & IRRIGATION
- 8 PROPOSED BEACH ACCESS SIGN
- 9 EXISTING CONCRETE CURB TO REMAIN. EXTEND TO ENCLOSE PLANTER
- 10 SEATING NODE - TYPICAL OF 2
- 11 DECORATIVE RAILING - AT PLAZA AND SEATING NODES
- 12 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 13 PAINT EXISTING GUARDRAIL
- 14 EXISTING PALM TREES & GIANT BIRD OF PARADISE TO REMAIN
- 15 ADD SKIM COAT TO EXISTING WALL
- 16 EXISTING PRIVATE TRASH ENCLOSURE
- 17 PROPOSED VILLAGE STANDARD BENCH
- 18 PROPOSED ADA PEDESTRIAN CURB RAMP
- 19 EXISTING CONCRETE STAIRS TO REMAIN
- 20 EXISTING CONCRETE PAVING TO REMAIN
- 21 ENHANCED CONCRETE LANDING
- 22 PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL
- 23 STORMWATER TREATMENT SYSTEM



OCEAN STREET BEACH ACCESS IMPROVEMENTS  
Master Plan  
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Grand Avenue

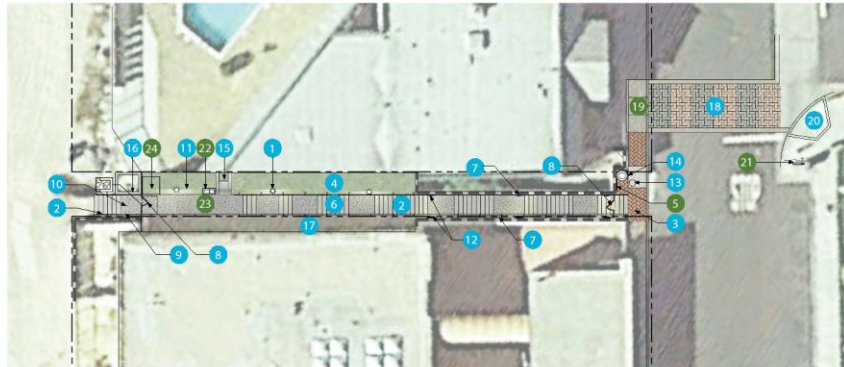


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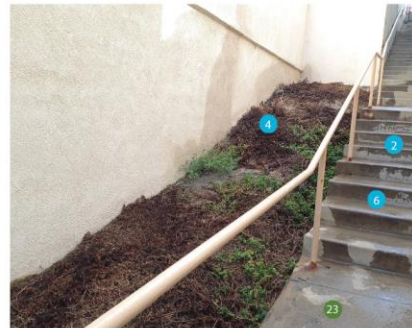
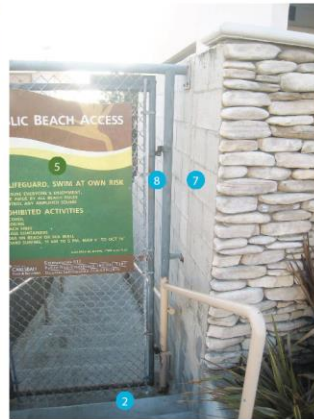
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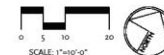


## KEY

- 1 STAIRWAY LIGHTING - STANDARD BOLLARD OR LOW FOOT BOLLARDS
- 2 REPLACE CONCRETE STAIRS AND HANDRAILS
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE PLANT MATERIAL & IRRIGATION
- 5 PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
- 6 ADD SAFETY TREADS TO STAIR NOSES
- 7 ADD STUCCO COAT TO EXISTING WALL
- 8 REPLACE BARRIER AND GATES WITH TUBULAR ALUMINUM BARRIERS AND GATES
- 9 REPLACE WOOD RAILING WITH TUBULAR ALUMINUM RAIL
- 10 REPLACE WOOD DECKING WITH CONCRETE
- 11 REMOVE EXISTING WALLS & STAIRS
- 12 PROPOSED WALL MOUNTED LIGHTING
- 13 EXISTING STORM DRAIN
- 14 ADD VILLAGE STANDARD TRASH RECEPTACLE
- 15 EXISTING STORM DRAIN JUNCTION
- 16 REPLACE EXISTING MASONRY WALL
- 17 GROUT SET COBBLE OVER EXISTING CONCRETE
- 18 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 19 PROPOSED ADA RAMP
- 20 EXISTING ADA RAMP
- 21 EXISTING BIKE RACK TO REMAIN
- 22 RECTANGULAR LITTER & RECYCLING RECEPTACLE
- 23 ENHANCED CONCRETE LANDING
- 24 STORMWATER TREATMENT SYSTEM

OCEAN STREET BEACH ACCESS IMPROVEMENTS  
Master Plan  
Carlsbad, California  
CDP 16-23

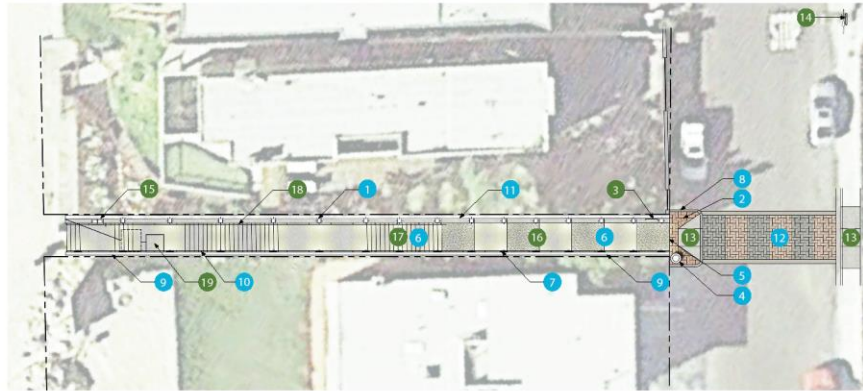
Christiansen Way



SCALE: 1"=10'-0"  
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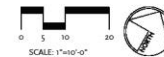
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- 2 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 3 PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
- 4 RELOCATE EXISTING TRASH RECEPTACLE
- 5 ADD STEP TO ADDRESS SLOPED FLAT WORK
- 6 ADD SAFETY TREADS TO STAIR NOSES
- 7 LIGHTING- WALL MOUNTED ALONG SOUTH SIDE
- 8 PROPOSED CONCRETE CURB
- 9 REPLACE WOOD FENCE WITH MASONRY WALL WITH SKIM COAT
- 10 REPLACE EXISTING HANDRAILS WITH HANDRAILS THAT ARE ATTACHED TO PROPOSED MASONRY WALL ALONG SOUTH SIDE
- 11 EXISTING MASONRY WALL TO RECEIVE SKIM COAT
- 12 10' WIDE VEHICULAR CONCRETE PAVEMENT CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 13 PROPOSED ADA CURB RAMP
- 14 EXISTING BIKE RACK TO REMAIN
- 15 RECTANGULAR LITTER AND RECYCLING RECEPTACLE
- 16 REPLACE CONCRETE STAIRS EAST OF EXISTING CHEEK WALL WITH ALTERNATING ENHANCED CONCRETE LANDINGS
- 17 REFURBISH AND REFINISH EXISTING CONCRETE STAIRS WEST OF EXISTING CHEEK WALL
- 18 REPLACE EXISTING HANDRAIL ADJACENT TO EXISTING CHEEK WALL
- 19 STORMWATER TREATMENT SYSTEM



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Beech Avenue

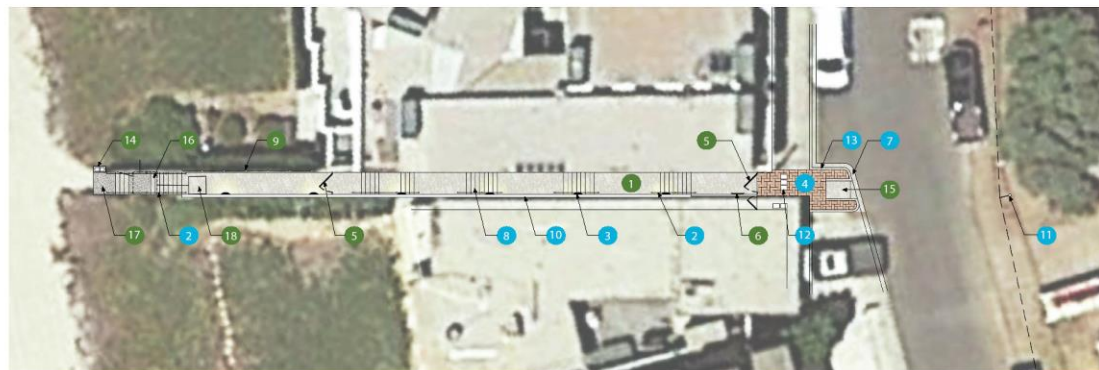


SDG Project Number: 14-102  
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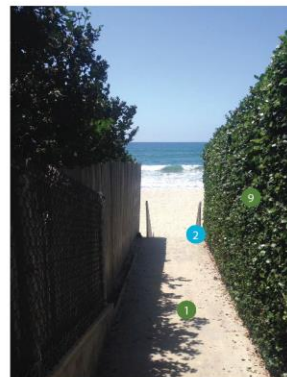
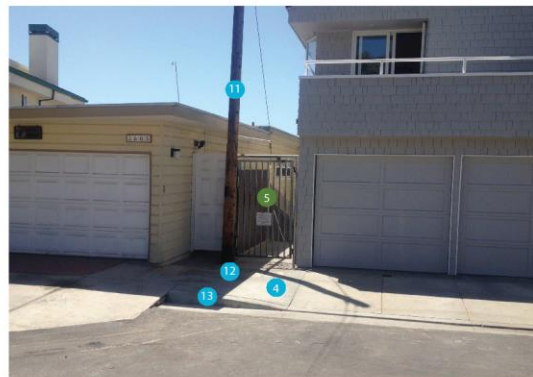
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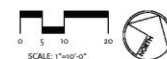


## KEY

- 1 REFURBISH AND REFINISH EXISTING CONCRETE STAIRS
- 2 REPLACE EXISTING HANDRAILS WITH TUBULAR ALUMINUM HANDRAILS
- 3 PROPOSED LIGHTING
- 4 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 5 EXISTING BARRIER & GATES TO BE PAINTED BLACK
- 6 PROPOSED BEACH ACCESS SIGN MOUNTED ON WALL
- 7 PROPOSED CONCRETE GUTTER
- 8 ADD SAFETY TREADS TO STAIR NOSES
- 9 EXISTING CHAIN LINK FENCE AND HEDGE TO REMAIN
- 10 REMOVE EXISTING CHAIN LINK FENCE ALONG SOUTHERN EDGE. EXTEND WALL TO 6" TALL AND ADD SKIM COAT FINISH.
- 11 RELOCATED UTILITY POLE
- 12 EXISTING METER BOX TO BE RESET FLUSH WITH NEW FINISH SURFACE OF PLAZA
- 13 REALIGNED 6" CURB
- 14 RECTANGULAR LITTER AND RECYCLING RECEPTACLE
- 15 PROPOSED ADA CURB RAMP
- 16 REPLACE CONCRETE STAIRS
- 17 ENHANCED CONCRETE LANDING
- 18 STORMWATER TREATMENT SYSTEM

OCEAN STREET BEACH ACCESS IMPROVEMENTS  
Master Plan  
Carlsbad, California  
CDP 16-23

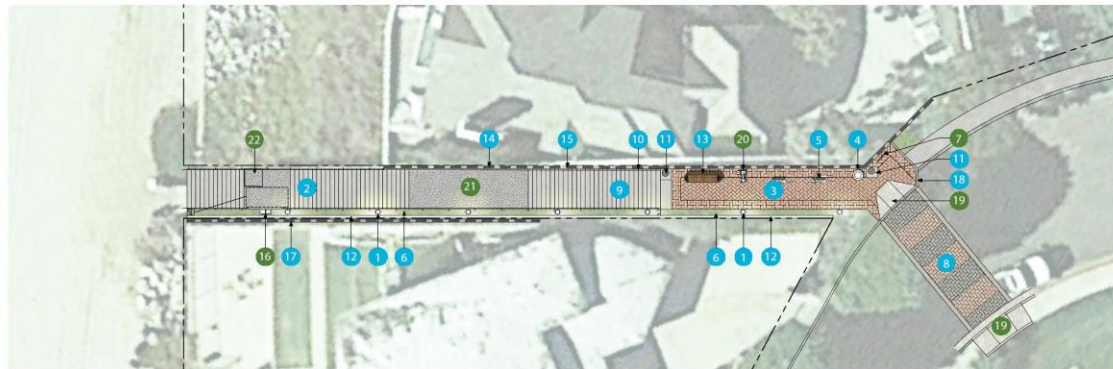
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SDG Project Number: 14-102  
Date: July 13, 2016

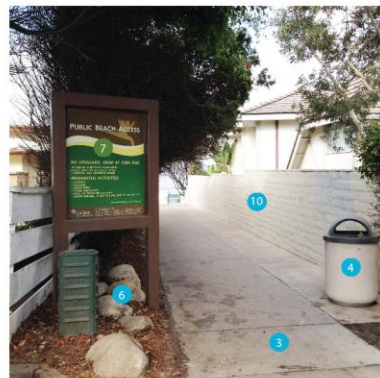


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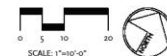


## KEY

- 1 PROPOSED BOLLARD LIGHTING
- 2 REPLACE AND WIDEN STAIRS & HANDRAILS
- 3 UPGRADE FLAT WORK WITH BRICK PAVERS. PAVERS TO MATCH EXISTING VILLAGE STANDARD
- 4 REPLACE EXISTING TRASH RECEPTACLE WITH VILLAGE STANDARD RECEPTACLE
- 5 ADD BIKE RACKS - TYP. OF 2
- 6 REPLACE PLANT MATERIAL & IRRIGATION
- 7 PROPOSED BEACH ACCESS SIGN
- 8 10' WIDE VEHICULAR CONCRETE PAVER CROSSWALK WITH 12" WIDE CONCRETE BANDS TO MATCH EXISTING VILLAGE STANDARDS
- 9 ADD SAFETY TREADS TO STAIR NOSES
- 10 ADD SKIM COAT TO EXISTING WALL
- 11 EXISTING STORM DRAIN MAN HOLE
- 12 REPLACE EXISTING FENCE WITH MASONRY WALL WITH SKIM COAT
- 13 PROPOSED VILLAGE STANDARD BENCH
- 14 PROPOSED HANDRAILS ATTACHED TO MASONRY WALL
- 15 RAISE EXISTING WALL TO 6' TOTAL HEIGHT
- 16 RECTANGULAR LITTER AND RECYCLING RECEPTACLE
- 17 EXISTING LOW WALL ON PRIVATE PROPERTY TO REMAIN
- 18 REALIGNED 6" CURB
- 19 PROPOSED ADA RAMP
- 20 PROPOSED ADA ACCESSIBLE DRINKING FOUNTAIN WITH DOG BOWL
- 21 ENHANCED CONCRETE LANDING
- 22 STORMWATER TREATMENT SYSTEM

OCEAN STREET BEACH ACCESS IMPROVEMENTS  
Master Plan  
Carlsbad, California  
CDP 16-23

Rue Des Chateaux



SCALE: 1"=10'-0"  
SDG Project Number: 14-102  
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# *Project Consistency*

- ✓ Carlsbad Vision:

- A world class city

- ✓ Carlsbad Mission:

- The City of Carlsbad enhances the lives of all who live, work and play in our city by setting the standard for providing top quality, efficient local government services

# *Project Consistency*

- ✓ Community Vision:
- Small town feel, beach community character and connectedness
- Open Space and the natural environment
- Access to recreation and active, healthy lifestyles
- The local economy, business diversity and tourism
- Walking, biking, public transportation and connectivity
- Sustainability
- Neighborhood revitalization, community design, and livability



# *Project Consistency*

- ✓ City Council Strategic Goals:
- Enhance Carlsbad's Coastline to ensure an exceptional experience in all the ways people want to enjoy it

## *Steps in the Process*

- Request Coastal Development Permit Issuance: 8/16
- Advertise for bids to draft construction docs: 9/16
- Award contract to draft construction documents: 10/16

## *Steps in the Process*

- Complete drafting of construction documents: 4/17
- Obtain construction permits and approvals: 5/17
- Request Council authorization to bid construction: 6/17

## *Steps in the Process*

- Solicit bids for construction of improvements: 7/17
- Award contract for construction of improvements: 8/17
- Complete construction of improvements: 4/18

## *Recommended Action*

- Accept the revised conceptual plans for the Ocean Street Beach Access Improvements project and advise staff to forward to the Planning Commission for consideration of a Coastal Development Permit.

# *Questions & Answers*

